040.0	0007	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,060,600	/	1,060,600
USE VALUE:	1,060,600	/	1,060,600
ASSESSED:	1,060,600	/	1,060,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRASOWSKI MATEUSZ
Owner 2:	CHODZYNSKA JOANNA E
Owner 3:	
Street 1:	13 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIGNANELLI MARIE A -
Owner 2:	-
Street 1:	13 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3154 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4279.000	621,900		438,700	1,060,600
Total Card	0.098	621,900		438,700	1,060,600
Total Parcel	0.098	621,900		438,700	1,060,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.27 /Parcel: 336.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	621,900	0	4,279.	438,700	1,060,600		Year end	12/23/2021
2021	104	FV	594,200	0	4,279.	438,700	1,032,900		Year End Roll	12/10/2020
2020	104	FV	594,300	0	4,279.	438,700	1,033,000	1,033,000	Year End Roll	12/18/2019
2019	104	FV	438,100	0	4,279.	466,100	904,200	904,200	Year End Roll	1/3/2019
2018	104	FV	438,100	0	4,279.	340,000	778,100	778,100	Year End Roll	12/20/2017
2017	104	FV	411,500	0	4,279.	296,100	707,600	707,600	Year End Roll	1/3/2017
2016	104	FV	411,500	0	4,279.	252,300	663,800	663,800	Year End	1/4/2016
2015	104	FV	367,800	0	4,279.	246,800	614,600	614,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3375

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIGNANELLI MARI	75496-170	1	8/31/2020		1,150,000	No	No		
MIGNANELLI JOHN	24481-459		4/26/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2016	2007	New Wind	10,923	C				
6/6/1994	254	Manual	20,000					V/SIDING +WINDOWS
9/17/1992	456		11,000					REBUILD ENC/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2021	Mail Update	JO	Jenny O
10/27/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/19/2009	Meas/Inspect	163	PATRIOT
3/1/2000	Meas/Inspect	263	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4279		Sq. Ft.	Site		0	80.	1.28	1									438,697						438,700	

Parcel Info

Total AC/HA:	0.09823	Total SF/SM:	4279	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 438,697	Spl Credit	Total: 438,700

User Acct

27544

GIS Ref

GIS Ref

Insp Date

11/10/18

!3375!

PRINT

Date	Time
12/29/21	22:59:37

LAST REV

Date	Time
01/05/21	08:39:11
jorourke	

USER DEFINED

Prior Id # 1:	27544
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98291057
Const Adj.:	0.99000001
Adj $ / SQ:	175.155
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763960
Depreciation:	142097
Depreciated Total:	621864

COMMENTS

2 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

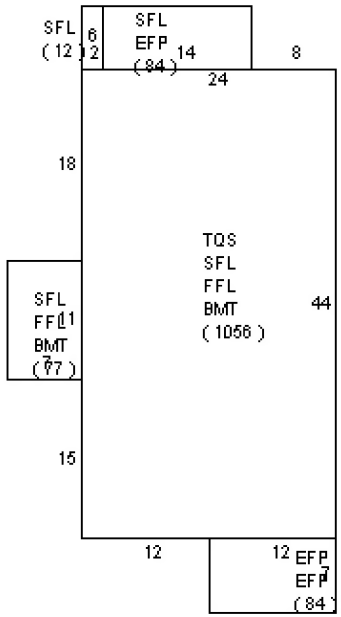
No Unit	RMS	BRS	FL
1	8	4	
1	6	2	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.15
Special Features:	0	Val/Su Net:	137.01
Final Total:	621900	Val/Su SzAd	197.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,229	175.150	215,265
BMT	Basement	1,133	52.550	59,535
FFL	First Floor	1,133	175.150	198,450
TQS	3/4 Story	792	175.150	138,723
EFP	Enclos Porch	252	37.650	9,487

Net Sketched Area:	4,539			Total:	621,460
Size Ad	3154	Gross Area	4803	FinArea	3154

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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